

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Frederic Fuller, Chairman
Adam Basch
Richard Butler
David Sanders
David Crevier



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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, JULY 25, 2012

In attendance: Richard Butler, Chairman
David Crevier
Frederic Fuller
David Sanders

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Karen Benoit, Administrative Assistant

Chairman Butler called the meeting to order at 7:02 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. Welcome to David Crevier

The Planning Board welcomed new full-time member David Crevier.

2. Approval of Minutes

Chairman Butler called for a motion to approve the minutes of the June 27, 2012, meeting as submitted.

**MOTION (FULLER, CREVIER): To approve the minutes of the June 27, 2012 meeting as submitted.
Approved (4-0).**

3. Building Inspector's Report

Building Inspector Lance Trevallion advised the Board that building permits for FY2012 have more than doubled from previous years, but the majority of permits for storm activity is winding down. Mr. Trevallion also reviewed the progress of the MRHS project and the Fire Department's project. He added that O'Driscoll's located at 2823 Boston Road is under new ownership, and Fancy That Antiques located at 2805 Boston Road has closed and Pop's Biscotti has opened in its place.

4. **Miscellaneous Information**

The Planning Board briefly reviewed the following:

- A. ZBA Decision – Ryan O’Keefe, 28 Fernwood Drive
- B. ZBA Decision – Sa Nguyen, 1028 Stony Hill Road
- C. ZBA Decision – Malgorzata Kierkla, 224 Manchonis Road Extension
- D. Subdivision Status Report – July 2012

5. **Public Hearing**

Special Permit (SP12-02)

Proposed Detached Accessory Building – Land of Dean & Palmer, 528 Ridge Road

(Video taped)

Chairman Butler opened the public hearing and read the legal notice into the record. Thomas Dean, Jr. and Nicole Dean appeared before the Board on behalf of their parents Thomas Dean, Sr. and Wendy Palmer to discuss plans to construct an oversized accessory building on their parents’ property located at 528 Ridge Road. Mr. Dean states that there is an existing 1-car garage and existing shared driveway/right of way. He stated that the driveway is very unsafe in the winter and they would like to relocate it to the other side of the property as shown on plans presented. He added that the proposed garage will have electricity only, no plumbing, and will be used for storage. Building plans were also presented. There was no opposition heard from the general public.

The public hearing was closed at 7:40 PM.

MOTION (FULLER, CREVIER): To approve Special Permit (SP12-02) subject to standard conditions. Approved 4-0.

6. **Appointment – Sam Wilson & Don Flannery**

Proposed Retail Development – Land of Pastorek, 2451 Boston Road

Proponent Sam Wilson appeared before the Board with realtor Don Flannery to discuss a proposed convenience/liquor store and possible second building to rent out as office space on the Pastorek property located at 2451 Boston Road. Mr. Wilson presented preliminary plans of the proposed building to be constructed on the parking lot portion of the property. He acknowledged that a variance will be needed through the Board of Appeals from the front setback requirement for Mountainview and Forest Streets as well as a special permit for new use. Mr. Flannery added that the 20 foot front setback proposed would mirror the front setback of the existing homes on the side streets. Mr. Wilson also stated that he would plan three phases for the project: construction of the new building for the convenience/liquor store, demolition of the existing building, and constructing the new office building. Board Member Frederic Fuller stated that while it’s a good idea to clean up the property and demo the existing building, he had concerns that a convenience/liquor store might not be a good use at that location due to existing traffic congestion. Mr. Flannery stated that the proposal will be an improvement and will speak to the neighbors to get their input.

7. **Appointment – Joe Salvatore, W & M Academy**

Site Plan Approval Application (SPA12-03)

Proposed Storage Garage – Land of W & M Academy, 399-421 Main Street

(Video taped)

Joe Salvatore, Project Manager for the Wilbraham & Monson Academy, appeared before the Board for Site Plan Approval for a proposed storage garage to be placed on the Academy property located at 399-421 Main Street. Mr. Salvatore presented plans showing the proposed 20’ by 48’ building which will house machinery and equipment, including aluminum bleachers, in one location. He added that it will not be visible from the street or abutting properties. There was no opposition heard from the general public.

MOTION (CREVIER, SANDERS): To waive the requirement for public hearing and further site plan review and approve Site Plan Approval Application (SPA12-03) as presented. Approved (4-0).

8. **Appointment – John Guerin, EOS Ventures**

Zoning for Large-Scale Ground-Mounted Solar Photovoltaic Installations

John Guerin, Vice President of Operations and Sales at EOS Ventures, appeared before the Planning Board on the invitation of Chairman Richard Butler to discuss large-scale solar projects and the various costs and benefits of having solar. He also reviewed possible discounts and credits the Town might receive through Solar Renewable Energy Certificates based on proposed changes to the Green Communities Act under consideration by the state legislature. Mr. Guerin described the panels and reviewed some areas of town that would be suitable. The Board thanked him for coming in to share his knowledge.

9. **Appointment – Thomas Bretta**

Proposed Detached Garage – Land of Bretta, 32 Eastwood Drive

Thomas Bretta appeared before the Board to discuss his plans to construct a new 5,500 square foot residence with a 3-car attached garage on his property located at 32 Eastwood Drive. The plans also show a 30 foot by 30 foot detached garage just under 32 feet in height. Mr. Bretta stated that he would use the detached garage for storage of vehicles only and there will be no plumbing. The proposed detached building will require special permit approval from the Planning Board because of the size and height of the detached garage and because the total square footage of the combined attached and detached garage space exceeds the 1,100 square foot threshold. The Board agreed to schedule the public hearing for August 29, 2012.

10. **Appointment – Kent Pecoy**

Ridgeline & Hillside Review

Demolition & Reconstruction of Recor Residence, 224 Monson Road

Builder Kent Pecoy appeared before the Board with plans to demolish an existing home on property owned by Raymond Recor and Mari Tarpinian located at 224 Monson Road. Mr. Pecoy presented plans of the proposed home which will be 31 feet high as opposed to the existing home which is 18 feet high, and stated that the home will not be visible from Main Street or Monson Road. He added that a 4-car attached garage is also proposed, and the Board stated that he will need to apply for a special permit because the total square footage of the attached garage space exceeds the 1,100 square foot threshold. The Board agreed to schedule the public hearing for September 5, 2012.

11. **Eastwood Drive Extension Subdivision – Final Covenant Release**

The Planning Board reviewed the Final Covenant Release for the Eastwood Drive Extension Subdivision. Noting that the subdivision has been constructed and the subdivision road was accepted as a public way at the last Annual Town Meeting, the Planning Board found no issues to prevent the release of the existing Covenant.

MOTION (FULLER, CREVIER): To approve the release of the existing Covenant imposed on the two lots in the Eastwood Drive Extension Subdivision. Approved 4-0.

The Planning Board endorsed the prepared Certificate of Covenant Release.

12. **Nonsub Plan (12-04) – Land of Balise Automotive Realty, 1979 & 1985 Boston Road**

The Board reviewed Nonsub Plan (12-04) as presented by Balise Automotive Realty showing the merging of two parcels, 1979 and 1985 Boston Road, into one conforming lot. The Board had no issues with the plan.

MOTION (FULLER, SANDERS): To approve Nonsub Plan (12-04) as presented. Approved 4-0.

Chairman Butler endorsed the plan.

13. New Applications Requiring Public Hearing

The Board reviewed each of the applications below and scheduled public hearings as follows:

A. North Hills Lane Definitive Subdivision Application

This public hearing will be held on August 29, 2012.

B. Balise Ford of Wilbraham – Site Modifications, 1979 Boston Road

This public hearing will be held on September 5, 2012.

C. Thomas Bretta – Oversized Accessory Building, 32 Eastwood Drive

This public hearing will be held on August 29, 2012.

D. Peter & Theresa Ferraro – Oversized Accessory Building, 7 Poplar Drive

This public hearing will be held on August 29, 2012.

E. Raymond Recor & Mari Tarpinian – Oversized Accessory Building, 224 Monson Road

This public hearing will be held on September 5, 2012.

14. Old Business

A. Associate Member Vacancy

The Board discussed the need for an Associate Member and agreed to be more proactive in recruiting candidates for possible appointment to this position.

B. Vision Task Force Appointments

The Board reviewed a letter from VTF Chair Charles Phillips recommending candidates Nancy Ross and Chris Novelli for appointment to the Task Force. The Board also agreed that there was no issue with Board Member David Sanders being on the Task Force as long as it is understood that he is not acting on behalf of the Planning Board while in the capacity of VTF member. The Board also agreed that it was not necessary to add a second member of the Planning Board to the VTF.

MOTION (BASCH, FULLER): To appoint Nancy Ross and Chris Novelli to the Vision Task Force as recommended.

Board member David Sanders then approached the Board about the possibility of having a Citizens Open Forum to be added to the agenda for each meeting. He stated that if the public has an interest in asking questions, they have an opportunity at that time. Planning Director John Pearsall explained the policy in preparing the agenda where someone can submit their request in writing, it can be reviewed with the Chairman and then given an appointment. He added that they don't exclude or deter individuals from meeting with the Board. Board Member David Crevier added that he doesn't see a problem getting on the agenda, and the Vision Task Force is also an outlet available to residents. Mr. Sanders made a motion to add the Citizens Open Forum to each meeting agenda, but the motion was not seconded.

15. Set Meeting Schedule

The Board agreed to the following meeting schedule:

- August 29th
- September 5th

Having no further business, the meeting was adjourned at 9:50PM. The Board will reconvene at its next scheduled meeting on Wednesday, **August 29, 2012 at 7:00 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant

Date: _____

David Sanders, Clerk

Date: _____